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**OCEAN BEACH LANDLORD SENTENCED FOR BUILDING AND HEALTH VIOLATIONS**

*City Attorney's Successful Prosecution Helps Tenants in Substandard Housing*

**San Diego, CA (December 11, 1998)** -- The owner of several Ocean Beach rental properties, which were maintained in deplorable conditions, has been ordered to serve 360 days in jail. Superior Court Judge Rafael Arreola sentenced Michael Mills today, after Mills pleaded no contest to ten crimes related to substandard conditions at five of his eighteen rental properties. Judge Arreola also placed Mills on probation for three years on the conditions that he perform 30 days of public work service; make appropriate repairs to his rental properties; hire a professional management company to oversee the repairs; pay investigative costs, a fine, and restitution to the victims; violate no laws; and comply with further orders of the court.

Mills was charged with failing to provide operable heaters, smoke detectors, and emergency exits. He also was charged with maintaining the properties with broken windows and doors, deteriorating flooring, and unsafe outdoor lights, and numerous other housing, health, and building violations related to the condition of the apartments and swimming pools. The terrible conditions got even worse when the water supply to his tenants was shut off after Mills failed to pay the water bill. Many of Mills' tenants are low income, with young children and pets, making it difficult for them to find new housing in the tight rental market.

Deputy City Attorney Susan Cola submitted extensive documentation of the violations and the defendant's history with San Diego County and City code enforcement agencies. This case was brought by the City Attorney's Code Enforcement Unit, which is committed to enforcing the laws governing minimum building, electrical, plumbing, and mechanical standards. "This case shows that we won't tolerate landlords who subject their tenants to substandard housing conditions," City Attorney Casey Gwinn said.

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